

#### LEGEND R.C.F. H-A REBAR WITH CAP FOUND "HALFF ASSOC. INC." R.C.F. GSES | REBAR WITH CAP FOUND "GSES INC RPLS 4804" R.C.S. REBAR WITH CAP SET "GOODWIN & MARSHALL" REBAR FOUND VOL. VOLUME PLAT RECORDS, TARRANT COUNTY, TEXAS

DEED RECORDS, TARRANT COUNTY, TEXAS

# LINE DATA

R.O.W.

LINE	BEARING	DISTANCE
L 1	N22 °59 '44 'W	47.80
L2	N54 °01 '33 "E	100.001
L3	S00 °52 '42 'E	15.51
L.4	500 °52 '42 'E	24.47
L5	S53 *55 '37 "W	16.68
L6	N36 °04 '23 ''W	20.00'
17	N53 °55 '37 'F	30.79

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RIGHT OF WAY

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHOHU	TANGENT	
C 1	480.00	23°11'35'	194.30	N11 °23 '58 'W	192.981	98.501	
C2	30.00'	88 °40 '02"	46.43	N21 °20 '17 'E	41.93'	29.31'	
C3	2508.10	11 °38 '45 ''	509.79	N59 °50 '55 'E	508.91`	255.78'	
C4	894.99	23 °38 '31"	369.30	N65 °50 '48 'E	366.69	187.321	
TO THE PROPERTY OF THE PROPERT	O DE ANTONIO A DE SENTE SE ESCADO POR PORTO DE ANTONIO A PORTO DE ANTONIO DE SENTE SE ESCADO PORTO DE SENTE SE ESCAD	жения и Мунический под возданий под					

1/2"R.C.F. H-

A PORTION OF

LOT 2, BLOCK 1

BLOCKS 1, 2, AND 3 OF

FOSSIL CREEK ADDITION,

PHASE I, SECTION 1 VOL. 388-140, PG 40 P.R.T.C.T.

1/2"R.C.F.

928.29 '

\_\_\_ CUT "X" FOUND

N 89 °45 '40" W

1/2"R.C.F. H-A

1/2"R.F.

(NEW 1/2" R.F. AT N 10 03' E, 0.2')

1/2"R.C.F. GSES

1/2 'A.C.F. GSES

LOT 2R

BLOCK 1

219,093 SQUARE FEE

5.030 ACRES

369.64

1/2"R.C.S.

N 89 °45 '40" W 829.35

LOT 1A, BLOCK 1

MOTOROLA ADDITION

LOTS 1A, 2 AND 3, BLOCK 1 CAB. A, SL. 8378 P.R.T.C.T.

NOTES: 1. The bearings hereon are referenced to the south line (N 89°45'40" W) of the Plat of Blocks 1, , and 3 of Fossil Creek Addition, Phase I, Section 1 as recorded in Volume 388—140, Page 40, Plat Records, Tarrant County, Texas.

2. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0185K, map revised September 25, 2009 the property platted hereon appears to lie in ZONE X NON SHADED (Areas determined to be outside the 0.2% annual chance floodplain).

3. Compliance with Ordinance #18615-05-2009 regarding Urban Forestry is required.

4. The property platted hereon is affected by the following documents:

Declaration, Volume 11292, Page 492, DRTCT First Amendment, Volume 12023, Page 1388, DRTCT Supplemental Declaration, Volume 15343, Page 27, DRTCT Co-Ownership Agreement, D189098739, DRTCT listed as a Permitted Exception per deed recorded in D213135219, DRTC1 Zoning Agreement, D213135218, DRTCT Matters set out in Special Warranty Deed, D213135219, DRTCT

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims. damages and losses arising out of or from performance of the obligations of said owners set forth

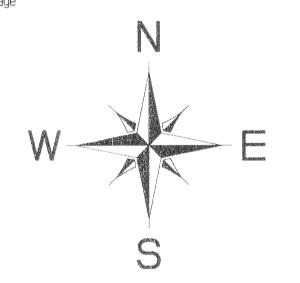
# LAND USE TABLE

in this paragraph.

Gross Site Area (Acreage): 13.840 Total Number Lots: 2 Total Residential Lots O Number/ O Acreage

Single Family Attached 0 Total No. Dwelling Units: 0

Total Non-Residential Lots: 2 Number/ 13.840 Acreage Private Open Space Lots: O Number/O Acreage Right-of-Way O Acreage



GRAPHIC SCALE

1"=100

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TRACT 32 THE NANCY ANN AND RAY L. HUNT FOUNDATION THE RUTH FOUNDATION VOL. 9490, PG. 700 VOL. 9490, PG. 751 VOL. 9498, PG. 1906 UTILITY EASEMENT D201300086287 D.R.T.C.T. LOT 1R BLOCK 1

> 383,798 SQUARE FEET 8.811 ACRES

> > 459.71

A PORTION OF LOT 1, BLOCK 1 BLOCKS 1, 2, AND 3 OF FOSSIL CREEK ADDITION. PHASE I, SECTION 1 VOL. 388-140, PG 40 (DEED 380.61') N 89 °45 '40" W 380.66'

P.R.T.C.T.

POINT OF

**BEGINNING** 

1/2"R.C.F. H-A

OWNER/DEVELOPER:

OWNER'S CERTIFICATE

WHEREAS OUR NATION'S BEST SPORTS, a Texas nonprofit corporation, is the owner of a tract of land situated in the James M. Robinson Survey, Abstract No. 1345, City of Fort Worth,

Fort Worth, Tarrant County, Texas as recorded in Volume 388—140, Page 40, Plat Records,

Tarrant County, Texas (PRTCT), being that same tract of land as described in deed to Our Nation's Best Sports, recorded in D213135219, Deed Records, Tarrant County, Texas (DRTCT),

COMMENCING at a 1/2" repar capped Halff Assoc. Inc. found in the west line of North Beach

in deed to The Ruth Ray and H.L. Hunt Foundation (now known as The Nancy Ann and Ray I

Hunt Foundation per affidavit recorded in 201300086287, DRTCT), recorded in Volume 9490,

Page 700, DRTCT, and corrected in Volume 9498, Page 1906, DRTCT, and as described in deed

to The Ruth Foundation, recorded in Volume 9490, Page 751, DRTCT, being the most easterly

THENCE N 89°45'40" W (Reference Bearing per Volume 388-140, Page 40, PRTCT), departing

Street (A.O.W. varies) at the southeast corner of said Lot 1, Block 1 of said plat of Blocks 1, 2,

northeast corner of Lot 1A, Block 1 of the plat of Motorola Addition Lots 1A, 2 and 3, Block 1,

the west line of said North Beach Street, along the south line of said Lot 1, Block 1 and the north

line of said Lot 1A, Block 1, a distance of 380.66 feet (Deed 380.61 feet) to a 1/2" rebar capped Halff Assoc. Inc. found at the southwest corner of said Tract 32 and the southeast corner of said

north line of said Lot 1A. Block 1, a distance of 829.35 feet (Deed 829.39 feet) to a 1/2" rebar capped GSES INC RPLS 4804 found at the southwest corner of said Our Nation's Best Sports

THENCE along an east line of said Lot 1A, Block A and the west line of said Our Nation's Best

tract and a reentrant corner of said Lot 1A, Block 1, from which a cut x in concrete found at the

N 00°18'25" E, a distance of 192.51 feet (Plat & Deed 192.43 feet) to a 1/2" rebar capped

GSES INC RPLS 4804 found at the beginning of a non-tangent curve to the left, having a

Northwesterly, along said curve, having a central angle of 23°11'35", an arc distance of

194.30 feet (Plat & Deed 194.48 feet), and a chord that bears N 11°23'58" W, 192.98 feet

to a 1/2" rebar found at the end of said curve, from which a new 1/2" rebar found bears

N 22°59'44" W, tangent to said curve, a distance of 47.80 feet (Plat & Deed 47.77 feet) to a 1/2" rebar capped Halff Assoc. Inc. found at the beginning of a tangent curve to the

Northeasterly, along said curve, having a central angle of 88°40'02", an arc distance of 46.43 feet (Plat & Deed 46.41 feet), and a chord that bears N 21°20'17" E, 41.93 feet to a

1/2" rebar capped Halff Assoc. Inc. found in the south line of Fossil Creek Boulevard

(called 120' R.O.W. per Volume 388-140, Page 40, PRTCT), being the most northerly northeast corner of said Lot 1A, Block 1 and the northwest corner of said Our Nation's Best Sports tract, and the beginning of reverse curve to the left having a radius of

THENCE along the south line of said Fossil Creek Boulevard, the north line of said Lot 2 and

Northeasterly, along said curve, having a central angle of 11°38'45", an arc distance of

509.79 feet (Deed 509.82 feet), and a chord that bears N 59°50'55" E. 508.91 feet to a 1/2" repar capped Halff Assoc. Inc. found at the end of said curve, from which a 3/8" repar found bent bears S 11°07′ W, 0.2 feet;

N 54°01'33" E, tangent to said curve, a distance of 100.00 feet to a 1/2" rebar capped Halff Assoc. Inc. found at the beginning of a tangent curve to the right, having a radius of

Northeasterly, along said curve, having a central angle of 23°38'31", an arc distance of 369.30 feet (Deed 369.45 feet), and a chord that bears N 65°50'48" E, 366.69 feet to a

point for corner at the northeast corner of said Our Nation's Best Sports tract and the northwest corner of said Tract 32, from which a 1/2" rebar found bears N 00"52'42" W.

line of said Our Nation's Best Sports tract and the west line of said Tract 32, non-tangent to said

BEST SPORTS, a Texas nonprofit corporation, acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of LOTS 1A & 2R, BLOCK 1, FOSSIL CREEK ADDITION and does hereby dedicate to the public forever the streets and easements

Before me, the undersigned Notary Public in and for said County and State, on this day

instrument and acknowledged to me that he executed the same for the purposes and

ANGELA DIANNE MOONEY

MY COMMISSION EXPIRES June 1, 2014

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_

personally appeared <u>Jallie Ghallagical</u> of OUR NATION'S BEST SPORTS, a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing

0.2 feet, and a 1/2" repar capped Halff Assoc. Inc. found bears a chord of

curve. a distance of 932.70 feet (Deeds 932.82 feet & 932.85 feet) to the POINT OF

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT OUR NATION'S

Witness our hand, this the day of the last part of the la

THENCE S 00°52'42" E, departing the south line of said Fossil Creek Boulevard, along the east

N 83°50'33" E, 192.53 feet (Deed chord 192.48 feet);

EGINNING and containing 602,891 square feet or 13.840 acres of land

QUA NATION'S BEST SPORTS, a Texas nonprofit corporation

WHANKA KURA KEE METERIA

an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide

Our Nation's Best Sports tract, being the POINT OF BEGINNING of the herein described tract

THENCE N 89°45'40" W. along the south line of said Lot 1 and said Lot 2, Block 1 and the

most westerly northwest corner of said Lot 1A, Block 1 bears N 89°45'40" W, 928.29 feet;

radius point that bears N 89°48'09" W, 480.00 feet;

right, having a radius of 30.00 feet;

and 3 of Fossil Creek Addition, Phase I, Section 1, the southeast corner of Tract 32 as described

Tarrant County, Texas, being a portion of Lot 1, Block 1 and a portion of Lot 2, Block 1 of the

plat of Blocks 1, 2, and 3 of Fossil Creek Addition, Phase I, Section 1, an addition to the City of

STATE OF TEXAS:

COUNTY OF TARRANT:

Sports tract, as follows:

Lot 1, Block 1, as follows:

shown bereon.

considerations therein expressed.

Notary Puplic, State of 7 - 4 3

My commission expires Le 1 201

and being more particularly described as follows:

1/2"R.C.F. H-A

4216 HAHN BLVD. FORT WORTH, TX 76117 CONTACT: BRYAN DAVIS (817) 605-2205

WATEH/WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water

BUILDING HERMITS

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks or paving improvements; and approval is first obtained from the City of Fort Worth.

#### UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection. patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

#### SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site. (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the

#### SIDEWALKS

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with current Sidewalk Policy per "City Development Design Standards"

### CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer drainage, gas, electric, cable or other utility easement of any type.

### TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based on Schedule 1 of the impact fee ordinance in effect as of the date of this plat. The amount to be collected is **dete**rmined under Schedule 2 of said ordinance, <mark>and is due on</mark> the date a building permit is issued.

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parkway permit.

#### COVENANTS OR RESTRICTIONS ARE UN-ALTERED

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, now does it amend or remove any deed covenants or restrictions.

## SUHVEYOR'S CERTIFICATE

This is to centify that I, Juel S. Barton, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

Registered Professional Land Surveyor No. 4914 Goodwin S M**arshall**, Inc. 2405 Mustang Drive Grapevine, Texas 76051 metro (817) 329-4373





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FINAL PLAT

LOTS IR & 2R, BLOCK I FOSSIL CREEK ADDITION BEING A REPLAT OF A PORTION OF LOTS 1 & 2, BLOCK 1 OF BLOCKS 1, 2, AND 3 OF FOSSIL CREEK ADDITION, PHASE I, SECTION 1

RECORDED IN VOL. 388-140, PG. 40 PLAT RECORDS, TARRANT COUNTY, TEXAS

13.840 ACRES SITUATED IN THE

JAMES M. ROBINSON SURVEY, ABSTRACT No. 1345 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

2 LOTS MAY 2013

DOCUMENT NUMBER DAIS & SYYSY DATE: 11-4-13

PREPARED BY:

2405 Mustang Drive, Grapevine, TX. 76051

Metro (817) 329-4373 TBPLS FIRM No. 10021700 CONTACT: EDDIE ECKART

No. FS-013-092

CIVIL ENGINEERS - PLANNERS - SURVEYORS

POINT OF COMMENCING